

ATTACHMENT #3

SAFETY AND ENVIRONMENTAL MANAGEMENT PRELEASE CERTIFICATION CHECKLIST		LEASE NUMBER GS-04B-42843
Building Name: <u>Key West International Airport</u>		
Street Address: <u>3491 S. Roosevelt Blvd.</u>		
City: <u>Key West</u>	State: <u>FLA</u>	Zip Code: <u>33040</u>
INSTRUCTIONS: Complete the following information that applies to the building being offered for lease by the Government. If building is not yet constructed, complete based on building plans and specifications.		
The following information applies to (check one): <div style="display: flex; justify-content: space-around;"> an existing building a building planned for construction </div>		
Building structural support (check one): <div style="display: flex;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Combustible (timber, wood, etc.) - <u>PART</u> <input type="checkbox"/> Noncombustible (concrete, steel, masonry, etc.) </div> </div>		
Other types of uses present in the building (check all that apply): <div style="display: flex;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Restaurants <input checked="" type="checkbox"/> Laboratories <input type="checkbox"/> Storage <input type="checkbox"/> Retail Other, list _____ </div> </div>		
Vertical openings between two or more floors: <div style="display: flex;"> <div style="flex: 1;"> Stairs (check one): <input checked="" type="checkbox"/> open Shafts (check one): <input type="checkbox"/> open Other (check one): <input type="checkbox"/> open None: <input type="checkbox"/> </div> <div style="flex: 2;"> <div style="display: flex;"> <div style="flex: 1;"> <input type="checkbox"/> enclosed with doors <input type="checkbox"/> enclosed, describe _____ <input type="checkbox"/> enclosed, describe _____ </div> <div style="flex: 1;"> <u>Brick and concrete block</u> </div> </div> </div> </div>		
Sprinklers (check one): <div style="display: flex;"> <div style="flex: 1;"> <input type="checkbox"/> None <input type="checkbox"/> Corridors only <input type="checkbox"/> All but corridors and lobbies <input type="checkbox"/> Total building <input checked="" type="checkbox"/> Other, describe locations: <u>1st floor</u> </div> </div>		
Fire fighting capability (check one): <div style="display: flex;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> <u>None - ARFF FACILITY ON SITE</u> <input type="checkbox"/> Fire extinguishers only <input type="checkbox"/> Standpipes only <input type="checkbox"/> Standpipes and fire extinguishers </div> </div>		
Fire alarm (check one): <div style="display: flex;"> <div style="flex: 1;"> <input type="checkbox"/> None <input checked="" type="checkbox"/> Building alarm <u>without</u> automatic fire department notification <input checked="" type="checkbox"/> Building alarm <u>with</u> automatic fire department notification - <u>Pending</u> </div> </div>		
Smoke detectors (check one): <div style="display: flex;"> <div style="flex: 1;"> <input type="checkbox"/> None <input checked="" type="checkbox"/> All corridors <input type="checkbox"/> Total building <input type="checkbox"/> Other, describe locations: _____ </div> </div>		
Wall interior finish in space being offered for lease (check one): <div style="display: flex;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Painted walls of plaster, sheetrock or masonry <input type="checkbox"/> Wallpaper or vinyl wall covering <input checked="" type="checkbox"/> Cloth or corkboard <input type="checkbox"/> Hardwood paneling <input type="checkbox"/> Other, describe: _____ </div> </div>		
Floor finish in space being offered for lease (check one): <div style="display: flex;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Carpet <input checked="" type="checkbox"/> Tile - <u>VINYL</u> <input type="checkbox"/> Concrete <input type="checkbox"/> Hardwood <input type="checkbox"/> Other, describe: _____ </div> </div>		

ATTACHMENT #3

SAFETY AND ENVIRONMENTAL MANAGEMENT RELEASE CERTIFICATION CHECKLIST

LEASE NUMBER

GS-04B-42843

Building size and layout

Approximate outside dimensions of building: N/ATotal gross area of building: N/AArea of proposed lease: 700

square feet

square feet

Total number of floors in building: 2Floor(s) of proposed lease: 2nd

Describe building layout, e.g., rectangular, E-shaped, U-shaped, etc.:

Exits (check one):

☐ No stairway; one floor on grade☒ Stairways as described in the table below (Place checks in appropriate boxes except for "Distance to Next Stair" column which should contain number, measured in feet, indicating the required walking distance to the next exit stair.):

Which Stair	Stairway Enclosure		Location of Exit/Discharge		Distance to Next Stair (In feet)
	Open	Separated by Doors	Inside Building	Directly to Outside	
Example					
No. 1					
No. 2					
No. 3					
No. 4					

The example represents an open stair (no doors) which discharges inside the building (perhaps into a lobby). A person must walk approximately 120 feet to reach the next exit stair. NOTE: Fire escapes and ladders must not be counted as exit stairs.

Additional information on exits, if any, e.g., sketch of building: - 1 Stair well

Asbestos: The building has (check all that apply):

☐ No asbestos☐ Asbestos fire proofing or surfacing material☐ Undamaged asbestos floor tile☐ Asbestos pipe or boiler insulation in good condition☐ Other undamaged asbestos, describe: _____☐ Damaged asbestos, describe: _____☒ Don't know

This information provided by the Offeror on this form is material facts upon which the Government relies in making an award. The Government has the right to require remedy if there is a misrepresentation. The Owner or Authorized Representative certifies that all features are in operating order and properly maintained.

OWNER
or
AUTHORIZED
REPRESENTATIVE

a. TYPED NAME AND ADDRESS (including ZIP code)

Peter Honton
3491 S. Roosevelt Blvd. Key West, FL 33040

b. Telephone No. (including area code)

305-298-3518

c. SIGNATURE

[Signature]

d. Date Signed

10-24-02

**GENERAL CLAUSES
(Simplified Leases)**

(Acquisition of Leasehold Interests in Real Property for Leases Up to \$100,000 Net Annual Rent)

1. The Government reserves the right, at any time after the lease is signed and during the term of the lease, to inspect the leased premises and all other areas of the building to which access is necessary to ensure a safe and healthy work environment for the Government tenants and the Lessor's performance under this lease.
2. If the building is partially or totally destroyed or damaged by fire or other casualty so that the leased space is untenable as determined by the Government, the Government may terminate the lease upon 15 calendar days written notice to the Lessor and no further rental will be due.
3. The Lessor shall maintain the demised premises, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this lease, in good repair and tenable condition. Upon request of the Contracting Officer, the Lessor shall provide written documentation that building systems have been maintained, tested, and are operational.
4. In the event the Lessor fails to perform any service, to provide any item, or meet any requirement of this lease, the Government may perform the service, provide the item, or meet the requirement, either directly or through a contract. The Government may deduct any costs incurred for the service or item, including administrative costs, from the rental payments.
5. 52.252-2 - CLAUSES INCORPORATED BY REFERENCE (VARIATION) (SEP 2001)
This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make the full text available or the full text may be found on the Internet as GSA Form 3517A (Full Text) at <http://www.gsa.gov/Portal/offering.jsp?OID=113404>
6. The following clauses are incorporated by reference:

GSAR 552-203-5	COVENANT AGAINST CONTINGENT FEES (FEB 1990) (Applicable to leases over \$100,000.)
GSAR 552-203 70	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (SEP 1999) (Applicable to leases over \$100,000.)
FAR 52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (JUL 1995) (Applicable to leases over \$25,000.)
FAR 52.219-9	SMALL BUSINESS SUBCONTRACTING PLAN (OCT 2000) (Applicable to leases over \$500,000.)
FAR 52.219-16	LIQUIDATED DAMAGES - SUBCONTRACTING PLAN (OCT 2000) (Applicable to leases over \$500,000.)
GSAR 552.219-72	PREPARATION, SUBMISSION, AND NEGOTIATION OF SUBCONTRACTING PLANS (SEP 1999) (Applicable to leases over \$500,000 if solicitation requires submission of the subcontracting plan with initial offers.)
GSAR 552.219-73	GOALS FOR SUBCONTRACTING PLAN (SEP 1999) (Applicable to leases over \$500,000 if solicitation does not require submission of the subcontracting plan with initial offers.)

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- FAR 52.222-26 EQUAL OPPORTUNITY (FEB 1999)
(Applicable to leases over \$10,000.)
- FAR 52.222-21 PROHIBITION OF SEGREGATED FACILITIES (FEB 1999)
(Applicable to leases over \$10,000.)
- FAR 52.222-35 AFFIRMATIVE ACTION FOR DISABLED VETERANS AND VETERANS OF
THE VIETNAM ERA (APR 1998)
(Applicable to leases over \$10,000.)
- FAR 52.222-36 AFFIRMATIVE ACTION FOR WORKERS WITH DISABILITIES (JUN 1998)
(Applicable to leases over \$10,000.)
- FAR 52.222-37 EMPLOYMENT REPORTS ON DISABLED VETERANS AND VETERANS
OF THE VIETNAM ERA (JAN 1999)
(Applicable to leases over \$10,000.)
- FAR 52.232-23 ASSIGNMENT OF CLAIMS (JAN 1986)
(Applicable to leases over \$2,500.)
- GSAR 552.232-75 PROMPT PAYMENT (SEP 1999)
- GSAR 552.232-76 ELECTRONIC FUNDS TRANSFER PAYMENT (MAR 2000)
- FAR 52.233-1 DISPUTES (DEC 1998)
- FAR 52.215-10 PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA
(OCT 1997)
(Applicable when cost or pricing data are required for work or services
exceeding \$500,000.)
- FAR 52.215-12 SUBCONTRACTOR COST OR PRICING DATA (OCT 1997)
(Applicable when the clause at FAR 52.215-10 is applicable.)

The information collection requirements contained in this solicitation/contract, that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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Angel : *BEM*

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REPRESENTATIONS AND CERTIFICATIONS (Short Form)
 (Simplified Acquisition of Leasehold Interests in Real Property for
 Leases Up to \$100,000 Annual Rent)

 Solicitation Number
 2FL0367

Dated 10/24/02

Complete appropriate boxes, sign the form, and attach to offer.

The Offeror makes the following Representations and Certifications. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

1. SMALL BUSINESS REPRESENTATION (SEP 2001)

- (a) The offeror represents that it ☐ is, ☒ is not a small business concern. "Small" means a concern, including its affiliates, that is independently owned and operated, is not dominant in the field of operation, and has average annual gross revenues of \$15 million or less for the preceding three fiscal years. The North American Industry Classification System (NAICS) code for this acquisition is 531190.
- (b) The offeror represents that it ☐ is, ☐ is not a small disadvantaged business concern as defined in 13 CFR 124.1002.
- (c) The offeror represents that it ☐ is, ☐ is not a women-owned small business concern as defined in 48 CFR 52.219-1.
- (d) The offeror represents that it ☐ is, ☐ is not a veteran-owned small business concern as defined in 48 CFR 52.219-1.
- (e) The offeror represents that it ☐ is, ☐ is not a service-disabled veteran-owned small business concern as defined in 38 U.S.C. 101(2), 38 U.S.C. 101(16), and 48 CFR 52.219-1.

2. 52.222-22 - PREVIOUS CONTRACTS AND COMPLIANCE REPORTS (FEB 1999)

(Applicable to leases which exceed \$10,000.)

The Offeror represents that --

- (a) It ☐ has, ☒ has not participated in a previous contract or subcontract subject either to the Equal Opportunity clause of this solicitation;
- (b) It ☐ has, ☐ has not filed all required compliance reports; and
- (c) Representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained before subcontract awards. (Approved by OMB under Control Number 1215-0072.)

3. 52.222-25 - AFFIRMATIVE ACTION COMPLIANCE (APR 1984)

(Applicable to leases which exceed \$10,000 and which include the clause at FAR 52.222-25, Equal Opportunity.)

The Offeror represents that --

- (a) It ☒ has developed and has on file, ☐ has not developed and does not have on file, at each establishment affirmative action programs required by the rules and regulations of the Secretary of Labor (41 CFR 60-1 and 60-2), or
- (b) It ☐ has not previously had contracts subject to the written affirmative action programs requirement of the rules and regulations of the Secretary of Labor. (Approved by OMB under Control Number 1215-0072.)

4. 52.203-11 - CERTIFICATION AND DISCLOSURE REGARDING PAYMENTS TO INFLUENCE CERTAIN FEDERAL TRANSACTIONS (APR 1991)

(Applicable to leases which exceed \$100,000.)

- (a) The definitions and prohibitions contained in the clause, at FAR 52.203-12, Limitation on Payments to Influence Certain Federal Transactions, are hereby incorporated by reference in paragraph (b) of this certification.
- (b) The offeror, by signing its offer, hereby certifies to the best of his or her knowledge and belief that on or after December 23, 1989, --
- (1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- (2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the offeror shall complete and submit, with its offer, OMB standard form LLL, Disclosure of Lobbying Activities, to the Contracting Officer; and
- (3) He or she will include the language of this certification in all subcontract awards at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

 INITIALS: LESSOR _____ & GOVT _____
 SFO NO. 2FL0353

- (c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

5. 52.204-3 - TAXPAYER IDENTIFICATION (OCT 1998)

(a) Definitions.

"Common parent," as used in this provision, means that corporate entity that owns or controls an affiliated group of corporations that files its Federal income tax returns on a consolidated basis, and of which the offeror is a member.

"Taxpayer Identification Number (TIN)," as used in this provision, means the number required by the Internal Revenue Service (IRS) to be used by the offeror in reporting income tax and other returns. The TIN may be either a Social Security Number or an Employer Identification Number.

- (b) All offerors must submit the information required in paragraphs (d) through (f) of this provision to comply with debt collection requirements of 31 U.S.C. 7701(c) and 3325(d), reporting requirements of 26 U.S.C. 6041, 6041A, and 6050M, and implementing regulations issued by the IRS. If the resulting contract is subject to the payment reporting requirements described in Federal Acquisition Regulation (FAR) 4.904, the failure or refusal by the offeror to furnish the information may result in a 31 percent reduction of payments otherwise due under the contract.

- (c) The TIN may be used by the Government to collect and report on any delinquent amounts arising out of the offeror's relationship with the Government (31 U.S.C. 7701(c)(3)). If the resulting contract is subject to the payment reporting requirements described in FAR 4.904, the TIN provided hereunder may be matched with IRS records to verify the accuracy of the offeror's TIN.

(d) Taxpayer Identification Number (TIN).

- TIN: 59-6000749
- TIN has been applied for.
- TIN is not required because:
- Offeror is a nonresident alien, foreign corporation, or foreign partnership that does not have income effectively connected with the conduct of a trade or business in the United States and does not have an office or place of business or a fiscal paying agent in the United States;
- Offeror is an agency or instrumentality of a foreign government;
- Offeror is an agency or instrumentality of the Federal government;

(e) Type of organization.

- Sole proprietorship;
- Partnership;
- Corporate entity (not tax-exempt);
- Corporate entity (tax-exempt);
- Government entity (Federal, State, or local);
- Foreign government;
- International organization per 28 CFR 1.6049-4;
- Other _____

(f) Common Parent.

- Offeror is not owned or controlled by a common parent as defined in paragraph (a) of this provision.
- Name and TIN of common parent:

Name N/A
TIN _____


6. OFFEROR'S DUNS NUMBER (APR 1996)

Enter number, if known: _____

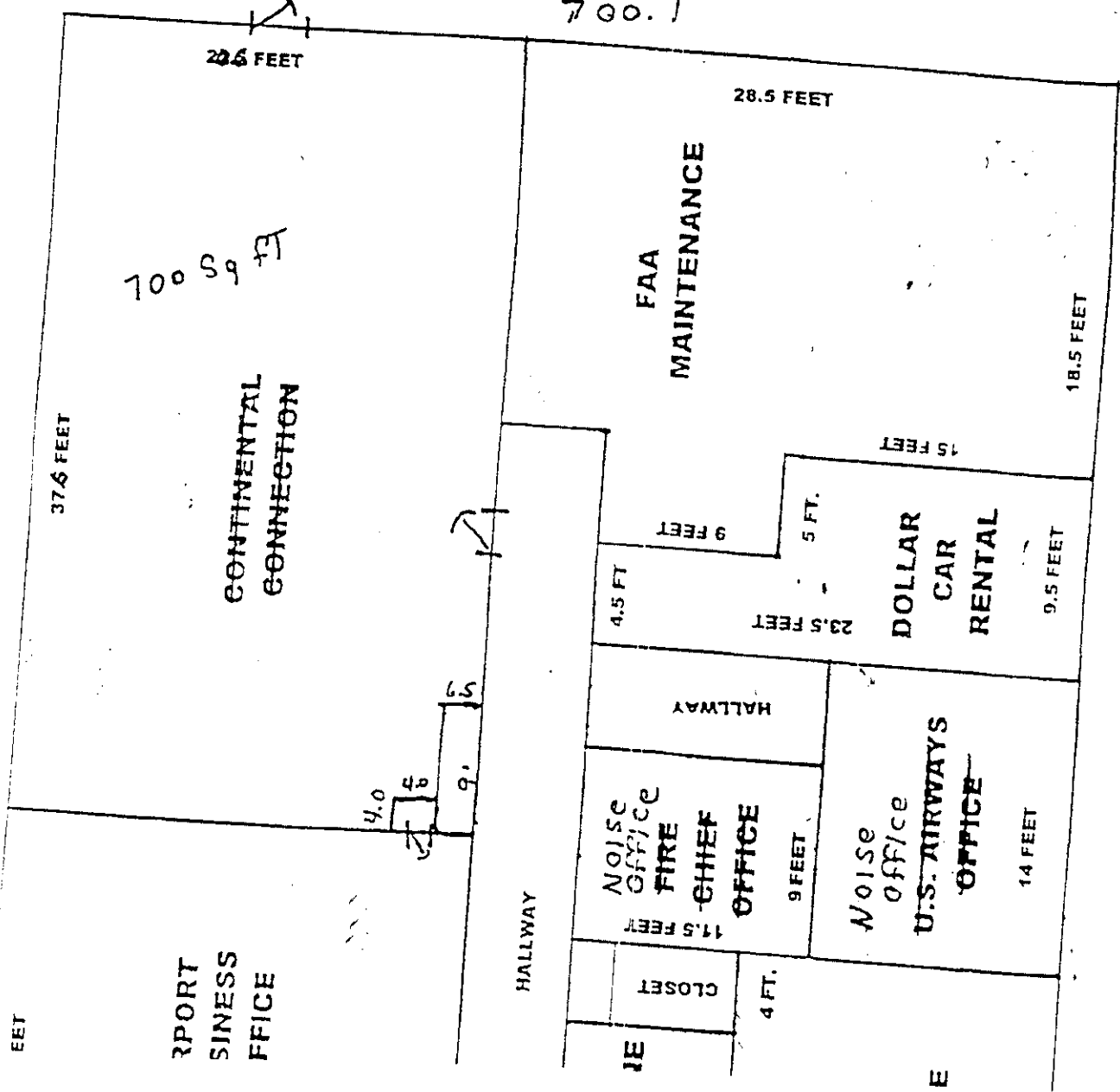
OFFEROR OR AUTHORIZED REPRESENTATIVE	Name and Address (Including ZIP Code) <u>Peter Horton, Airport</u> <u>MANAGER</u> <u>Key West International</u> <u>AIRPORT</u> <u>3491. S. Roosevelt Blvd</u> <u>Key West, Florida, 33040</u> Signature <u>[Signature]</u>	Telephone Number <u>305-298-3518</u> Date <u>10/24/02</u>
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INITIALS: LESSOR _____ & GOVT _____
SFO NO. 2FL0353

BEM
mgj

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		1. SOLICITATION FOR OFFERS 2FL0367		2. STATEMENT DATE 10/24/02	
LESSOR'S ANNUAL COST STATEMENT IMPORTANT - Read attached "Instructions"		5. RENTABLE AREA (SQ. FT.) N/A		3A. ENTIRE BUILDING N/A	
				3B. LEASED BY GOVT 700	
4. BUILDING NAME AND ADDRESS (No., street, city, state, and zip code) Key West International Airport 3491 S. Roosevelt Blvd. - Key West, Florida 33040					
SECTION I - ESTIMATED ANNUAL COST OF SERVICES AND UTILITIES FURNISHED BY LESSOR AS PART OF RENTAL CONSIDERATION					
SERVICES AND UTILITIES		LESSOR'S ANNUAL COST FOR		FOR GOVERNMENT USE ONLY	
		(a) ENTIRE BUILDING	(b) GOVT-LEASED AREA	(c)	
A. CLEANING, JANITOR AND/OR CHAR SERVICE		<div style="font-size: 4em; transform: rotate(-45deg); opacity: 0.5;">N/A</div>		<div style="font-size: 2em;">OPERATING COSTS ARE INCLUDED IN BASE RENT -</div>	
5. SALARIES					
6. SUPPLIES (Wax, cleansers, dusters, etc.)					
7. CONTRACT SERVICES (Window washing, waste and air conditioning removal)					
B. HEATING				<div style="font-size: 2em;">NO CPI ADJUSTMENT</div>	
8. SALARIES					
9. FUEL (x one) OIL GAS COAL ELECTRIC					
10. SYSTEM MAINTENANCE AND REPAIR				<div style="font-size: 2em;">BAR</div>	
C. ELECTRICAL					
11. CURRENT FOR LIGHT AND POWER (including elevators)					
12. REPLACEMENT OF BULBS, TUBES, STARTERS					
13. POWER FOR SPECIAL EQUIPMENT					
14. SYSTEM MAINTENANCE AND REPAIR (Ballasts, fixtures, etc.)				<div style="font-size: 2em;">BAR</div>	
D. PLUMBING					
15. WATER (For all purposes) (Include sewage charges)					
16. SUPPLIES (Sops, towels, tissues not in G above)					
17. SYSTEM MAINTENANCE AND REPAIR					
E. AIR CONDITIONING					
18. UTILITIES (Include electricity, if not in C11)					
19. SYSTEM MAINTENANCE AND REPAIR					
F. ELEVATORS					
20. SALARIES (Operators, starters, etc.)					
21. SYSTEM MAINTENANCE AND REPAIR					
G. MISCELLANEOUS (To the extent not included above)					
22. BUILDING ENGINEER AND/OR MANAGER					
23. SECURITY (Watchmen, guards, not janitors)					
24. SOCIAL SECURITY TAX AND WORKMEN'S COMPENSATION INSURANCE					
25. LAWN AND LANDSCAPING MAINTENANCE					
26. OTHER (Explain on separate sheet)					
27. TOTAL		\$	\$	\$	
SECTION II - ESTIMATED ANNUAL COST OF OWNERSHIP EXCLUSIVE OF CAPITAL CHARGES					
28. REAL ESTATE TAXES		N/A	N/A		
29. INSURANCE (Hazard liability, etc.)		Self Insured			
30. BUILDING MAINTENANCE AND RESERVES FOR REPLACEMENT		N/A	N/A		
31. LEASE COMMISSION		0	0		
32. MANAGEMENT		N/A	N/A		
33. TOTAL		\$ 0	\$ 0	\$	
LESSOR'S CERTIFICATION - The amounts entered in Columns (a) and (b) represent my best estimate as to the annual costs of services, utilities and ownership.					
TYPED NAME AND TITLE		SIGNATURE		DATE	
34A. Peter Hontow, AIRPORT MANAGER		34B. 		34C. 10/24/02	
35A.		35B.		35C.	

$$\begin{aligned} 20.6 \times 37.6 &= 774.6 \\ \text{less } 6.5 \times 9.0 &= 58.5 \\ \text{less } 4.0 \times 4.0 &= 16.0 \\ \hline 700.1 \end{aligned}$$



SCALE: 1/8" = 1 FT.

on
min